

CITY OF TROY REZONING REQUEST

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
FAX: 248-524-3382
E-MAIL: planning @ ci.troy.mi.us



FILE NUMBER _____

DATE FILED _____

REZONING REQUEST FEE (\$1500.00) _____

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE TROY CITY PLANNING COMMISSION ARE HELD ON THE SECOND TUESDAY OF EACH MONTH AT 7:30 P.M. AT THE CITY HALL. APPLICATIONS FOR **REZONING** SHALL BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE SCHEDULED DATE OF THE MEETING.

PLEASE FILE TWO (2) ORIGINALS

AN APPLICATION FEE OF \$ **1500.00** PER REQUEST SHALL BE SUBMITTED. A \$100.00 PORTION OF THIS FEE SHALL BE REFUNDED TO THE APPLICANT IF A PUBLIC HEARING IS NOT HELD BY THE CITY COUNCIL REGARDING SAID APPLICATION.

TO THE CITY COUNCIL:

I (WE), THE UNDERSIGNED, DO HEREBY RESPECTFULLY PETITION AND MAKE APPLICATION TO THE TROY CITY COUNCIL TO AMEND THE CITY OF TROY ZONING ORDINANCE AND THE ZONING DISTRICT MAP AS HEREINAFTER REQUESTED, AND IN SUPPORT OF THIS APPLICATION, THE FOLLOWING FACTS ARE SHOWN:

1. NAME OF THE PROPOSED DEVELOPMENT: _____

2. LOCATION OF THE SUBJECT PROPERTY: _____

THE SUBJECT PROPERTY HAS A FRONTAGE OF _____ FEET AND A DEPTH OF _____ FEET ON _____ STREET, LOCATED BETWEEN _____ AND _____ STREETS.

3. TAX ID NUMBER(S) (SIDWELL) OF SUBJECT PROPERTY: _____

4. APPLICANT FOR REZONING:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

FAX _____

OWNER OF THE SUBJECT PROPERTY:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

FAX _____

5. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY: _____

6. IT IS DESIRED AND REQUESTED THAT THE HEREINAFTER DESCRIBED PROPERTY BE REZONED

FROM: _____

TO: _____

7. THE SUBJECT PROPERTY IS ACREAGE OR IS A PART OF A RECORDED PLAT, AND, ATTACHED TO THIS APPLICATION IS A **CERTIFIED BOUNDARY SURVEY** WHICH INCLUDES A LEGAL DESCRIPTION AND A BOUNDARY SURVEY OF THE PROPERTY TO BE REZONED, INCLUDING A SCALED DRAWING, PREPARED BY A LICENSED LAND SURVEYOR. THE LEGAL DESCRIPTION AND DRAWINGS SHALL BE PROVIDED ON 8 ½" X 11" PAGES ATTACHED TO THE APPLICATION. THE LEGAL DESCRIPTION OF ACREAGE PARCELS SHALL BE TIED TO A SECTION CORNER.
8. A **LOCATION MAP** (MINIMUM SCALE OF 1" = 400') INDICATING THE SUBJECT PROPERTY AND THE ZONING CLASSIFICATIONS AND USES OF ABUTTING AND ADJACENT PROPERTIES, ON 8 ½" X 11" PAGES, IS ATTACHED TO THIS APPLICATION.
9. IT IS PROPOSED THAT THE PROPERTY WILL BE PUT TO THE FOLLOWING USES:
-
-
10. IT IS PROPOSED THAT THE FOLLOWING BUILDINGS WILL BE CONSTRUCTED:
-
-
11. ATTACHED TO THIS APPLICATION ARE **TWO** (2) PRINTS OF A PROPOSED **SITE PLAN**, INDICATING THE SUBJECT PROPERTY AND THE BUILDINGS/USES PROPOSED TO BE CONSTRUCTED. THESE SITE PLANS ARE TO BE DRAWN IN A SCALE NOT LESS THAN 1" = 40'.
12. AN **ENVIRONMENTAL IMPACT STATEMENT** (12) COPIES, SHALL BE SUBMITTED WITH THIS APPLICATION IN THOSE INSTANCES WHERE SUCH IS REQUIRED IN ACCORDANCE WITH ARTICLE VII OF THE ZONING ORDINANCE.
13. ATTACHED HERETO IS A **STATEMENT** INDICATING WHY, IN THE OPINION OF THE APPLICANT, THE CHANGE REQUESTED IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS, AND WHY SUCH CHANGE WILL NOT BE DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF.
14. **SIGNATURE OF THE PROPERTY OWNER:** _____
BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR REZONING.
15. **SIGNATURE OF THE APPLICANT:** _____

REZONING REQUEST CHECKLIST

REQUIRED PROVIDED

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | PROPOSED USE(S) OF THE PROPERTY |
| <input type="checkbox"/> | <input type="checkbox"/> | PROPOSED BUILDING(S) TO BE CONSTRUCTED |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A CERTIFIED BOUNDARY SURVEY OF ONLY THE PROPERTY TO BE REZONED, WHICH INCLUDES A LEGAL DESCRIPTION AND A SCALED DRAWING, PREPARED BY A LICENSED LAND SURVEYOR. THE LEGAL DESCRIPTION OF ACREAGE PARCELS SHALL BE TIED TO A SECTION CORNER |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A LOCATION MAP INDICATING THE SUBJECT PROPERTY AND THE ZONING AND USES OF THE ABUTTING AND/OR ADJACENT PROPERTIES |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | TWO (2) FOLDED COPIES OF A PROPOSED SITE PLAN INDICATING THE SUBJECT PROPERTY AND THE BUILDINGS / USES PROPOSED TO BE CONSTRUCTED. THESE SITE PLANS ARE TO BE DRAWN IN A SCALE NOT LESS THAN 1" = 40' |
| <input type="checkbox"/> | <input type="checkbox"/> | TWELVE (12) COPIES OF AN ENVIRONMENTAL IMPACT STATEMENT WHEN REQUIRED BY THE PROVISIONS OF ARTICLE VII OF THE TROY ZONING ORDINANCE |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | STATEMENT INDICATING WHY, IN THE OPINION OF THE APPLICANT, THE CHANGE REQUESTED IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS, AND WHY SUCH A CHANGE WILL NOT BE DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF |

NOTICE TO APPLICANT

Public Hearing Notices regarding requests for Rezoning Requests will be sent to property owners within 300 feet of the site involved in the request. The opinions of adjacent property owners are taken into consideration by the Planning Commission and the City Council in the course of their Public Hearings.

CITY OF TROY

REZONING REQUEST PROCEDURES

03.20.00 REZONING OF PROPERTY

03.21.00 PROCEDURE

- 03.21.01 A petitioner, seeking the rezoning of property within the City of Troy, shall file an application for same at the Planning Department of the City of Troy, together with the appropriate fee, not less than thirty (30) days prior to the date of the Regular Meeting of the Planning Commission.
- 03.21.02 The request for rezoning shall, if complete in its submittal, be reviewed by the Planning Department which shall prepare a comprehensive report on the request for the Planning Commission.
- 03.21.03 A sign shall be placed on the subject property to inform the public that a request for rezoning has been filed, and to indicate the location of information regarding the request.
- 03.21.04 The Planning Commission shall review the request for rezoning, supplementary materials in support or opposition thereto, as well as the Planning Department's report, at a Public Hearing established for that purpose, and shall make its recommendation to the City Council.
- 03.21.05 The petition for rezoning, along with the report from the Planning Department containing the recommendation of the Planning Commission, shall be forwarded to the City Manager and subsequently to the City Council. The City Manager shall establish a date on which the City Council shall hold a Public Hearing on the matter.
- 03.21.06 The City Council shall hear the petition for rezoning and review the Planning Commission and Planning Department recommendations relative to that request at their Public Hearing. The City Council, after a review of the matter, shall adopt a resolution which shall either:
- (A) Table the request;
 - (B) Deny the request; or,
 - (C) Approve the Ordinance rezoning all or part of the property.

03.22.00 APPLICATIONS

- 03.22.01 Application forms for the rezoning of property within the City of Troy are obtainable at the Planning Department of the City of Troy.

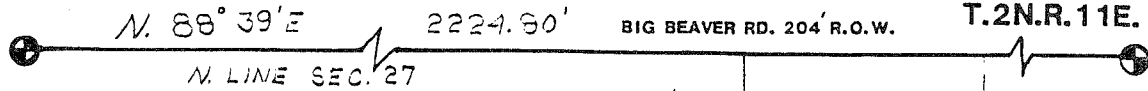
03.23.00 SUBMITTAL REQUIREMENTS

- 03.23.01 A petition or request for the rezoning of property within the City of Troy shall be submitted on forms published by the Planning Department and shall contain the following information:
- (1) The present zoning classification of the property.
 - (2) The proposed zoning classification.
 - (3) The name, address and telephone of the person applying for the rezoning.
 - (4) The name, address and telephone of the person who owns the subject property.
 - (5) The relationship between the applicant and the property owner.
 - (6) A Certified Survey which includes a legal description and boundary survey of the property, including a scaled drawing, prepared by a Licensed Land Surveyor. The legal description and drawings shall be provided on 8 1/2 x 14" pages attached to the application. The legal description of acreage parcels shall be tied to a Section Corner.
 - (7) A location map (minimum scale of 1" = 400') indicating the subject property and the zoning classifications and uses of abutting and adjacent properties, on 8-1/2 x 11" pages, shall be attached to the application.
 - (8) The proposed use of the property shall be indicated on the application.
 - (9) Attached to this application shall be two (2) prints of the proposed site plan indicating the subject property and the buildings and/or uses proposed to be constructed. These site plans are to be drawn a scale not less than 1" = 40'.
 - (10) An Environmental Impact Statement (12 copies) shall be submitted with this application in those instances where such is required in accordance with ARTICLE VII of the Zoning Ordinance.
- 03.23.02 Failure to provide the information and materials required herein as a part of the application for rezoning shall render the application deficient and said application shall be held in abeyance until all items required herein are submitted.

Certificate Of Land Survey

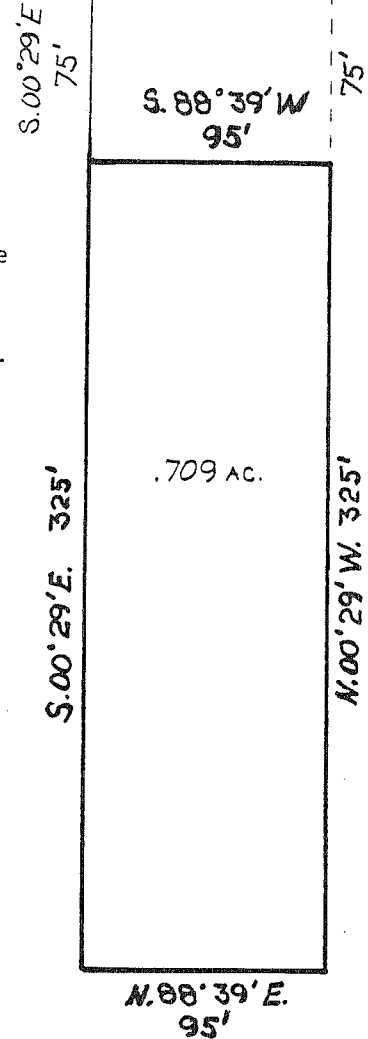
N.W. COR.
SEC. 27
T.2N.R.11E.

N. 1/4 COR.
SEC. 27
T.2N.R.11E.



PROPERTY DESCRIPTION

Part of the N.W. 1/4 of Sec. 27, T. 2 N., R. 11 E., City of Troy, Oakland Co., Michigan is described as beginning at a point on the South line of 204 ft. wide Big Beaver Road, said point located N. 88°39' E. along the North line of said Sec. 27, a distance of 2224.80 ft. and S. 00°29' E. 75.0 ft. from the N.W. corner of said Sec. 27, thence continuing S. 00°29' E. 325.0 ft., thence N. 88°39' E. 95.0 ft., thence N. 00°29' W. 325.0 ft. to said South line, thence S. 88°39' W. along said South line 95.0 ft. to the point of beginning, containing 0.709 acres.



FOR NAME OF DEVELOPMENT

SAMPLE



SEAL



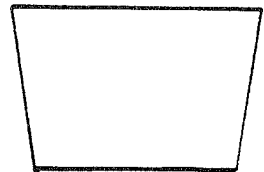
The error of closure is no greater than 1 in 5000, which is within the accuracy of survey as required in Act No. 288 of Public Acts of 1967. This survey complies with the requirements of Sec. 3, Public Act 132 of 1970.

sign

JOB NO. _____ SCALE _____

DATE _____ SURVEYED _____

COMPANY NAME OR LOGO



1/4"